Overseas Chinese Town (Asia) Holdings Limited
華僑城（亞洲）控股有限公司

(Incorporated in the Cayman Islands with limited liability)

(Stock code: 03366)

UPDATES ON PROPOSED VERY SUBSTANTIAL DISPOSAL INVOLVING DISPOSAL OF OCT (HUIZHOU) THROUGH PUBLIC TENDER

Reference is made to the announcement (the "**First Announcement**") of the Company dated 12 June 2026 with respect to the proposed disposal of 100% equity interests in OCT (Huizhou) through Public Tender conducted on Shenzhen United Property and Equity Exchange.

Capitalised terms used in this announcement shall have the same meanings as these terms are defined in the First Announcement unless the context otherwise requires.

UPDATES ON THE PROGRESS OF PUBLIC TENDER

The Seller has been informed by the Designated EX that 勝宏科技(惠州)股份有限公司 (Victory Giant Technology (HuiZhou) Co., Ltd.) has been identified as the successful bidder of the Proposed Disposal through the procedure of the Public Tender. The Final Consideration is RMB306,732,900 The Seller and the Purchaser expect to enter into the Transaction Agreement within five working days following the date of the Designated EX's notification in accordance with the rules of the Designated EX.

Based on the information made available to the Company, the Purchaser is a company established in the PRC, whose A shares are listed on the ChiNext Market of the Shenzhen Stock Exchange (stock code: 300476), and the H shares are listed on the Stock Exchange (stock code: 2476). It is not a connected person of the Company under Chapter 14 of the Listing Rules so far as the Company is aware of based on information made available to the Company.

A circular containing, among others, information about the Proposed Disposal (including more information about the Purchaser, the Public Tender and the Transaction Agreement), other information as required under the Listing Rules and a notice convening the EGM is expected to be published on or before 25 August 2026.

The Proposed Disposal may or may not proceed. Shareholders and potential investors of the Company are advised to exercise caution in dealing in the securities of the Company. Further announcement(s) will be made by the Company if and when appropriate or required by the Listing Rules.

By the order of the Board
Overseas Chinese Town (Asia) Holdings Limited
Liu Yu
Chairman

Hong Kong, 14 July 2026

As at the date of this announcement, the Board comprises seven Directors, including three executive Directors namely Ms. Liu Yu, Mr. Wang Jianwen and Ms. Qi Jianrong, one non-executive Director namely Mr. Yang Guobin and three independent non-executive Directors namely Ms. Wong Wai Ling, Mr. Lam Sing Kwong Simon and Mr. Chu Wing Yiu.

Chinese name of institution has been translated into English and included in this announcement as unofficial translation for reference only. In the event of any inconsistency, the Chinese name shall prevail.

This announcement contains certain forward-looking statements that reflect the Company's beliefs, plans or expectations about the future. These statements subject to inherent risks and uncertainties. The actual outcomes may differ. Nothing contained in these statements is, or shall be relied upon as any assurance, representation or warranty otherwise. Neither the Company nor its directors, employees, agents, affiliates, advisers or representatives assume responsibility to update, supplement, correct these statements or adapt them to future events.